

ORDINANCE NUMBER 21~~---~~47

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE**

“Courtyards at Spring Mill PUD”

This is a Planned Unit Development District Ordinance (the “Ordinance”) for the Courtyards at Spring Mill PUD District, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~---~~2111-PUD~~---~~,~~28~~**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ~~---~~2111-PUD~~---~~28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, ~~2021~~2022;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Courtyards at Spring Mill PUD District" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B** (the "Concept Plan"), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 4. Underlying Zoning District(s). The Underlying Zoning District for the Real Estate shall be SF4: Single-Family High Density District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units shall not exceed one-hundred and ~~ninety-eight (198)~~ eighty-four (184).
- 5.4 Age-Restricted Requirement: The development of dwellings on the Real Estate shall be operated as an age-restricted community in compliance with

[all applicable state and federal laws, including 42 U.S.C. § 3607.](#)

~~5.3~~

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	Area A
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20' from garage door to right-of-way 10' from porch or front door
Side Yard (Building Separation)	5' (10')
Rear Yard	20'
Minimum Lot Width	52'
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with [twenty-four \(24\)](#) elevations to be built in this community.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear architectural features on all homes. [Rear facades on Perimeter Lots shall include](#):
 - i. ~~Rear facades on Perimeter Lots shall include a~~ [A](#) minimum of one (1)

or two (2) windows (faux windows shall be permitted) as deemed appropriate based upon the façade's massing.

ii. A maximum 1 ½ story Dwelling;

iii. Landscaping consistent with the Spring Mill Road external street frontage 30' buffer detail outlined in the Buffer Yard Plan (see **Exhibit E**);

iv. Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials; and

v. A minimum roof pitch of 8:12 around the entire dwelling on all main roof areas.

~~ii-vi.~~ Corner lots where the side façade is visible from the public right-of-way shall also include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

~~iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.~~

D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.

E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.

F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages and Driveways. All homes shall have at least a 2-car attached garage

and meet the following requirements:

- i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
- ii. Each garage shall include at least two (2) coach lights.
- iii. Garages shall be set back in all cases such that a front porch and/or living space is forward of the garage area.
- ~~iii.~~iv. Driveways shall be a minimum of sixteen (16) feet in width and twenty (20) feet in length and shall be constructed of concrete, asphalt or pavers.

J. Additional Front Building Façade Architectural Standards: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- i. Masonry (either stone or brick veneer) shall be used as an exterior building material on the front building facade.
- ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
- iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
- iv. All dwellings shall have a minimum of two (2) windows on the Front Façade. For the purposes of this calculation, a double window shall be counted as two (2) windows.

7.2 Article 6.5 Fence Standards: Shall apply, except that ~~courtyard~~the following shall apply:

~~7.2~~A. Courtyard fences at a (fences which surround outdoor spaces as illustrated in Exhibit K (Typical Courtyards) at a maximum height of six (6) feet shall be permitted in a Front Yard.

B. Fences shall be ornamental metal or vinyl as generally depicted in Exhibit K.

C. The fences adjacent to dwellings identified with a “red dot” on the Concept Plan shall not have a gate which opens to the Common Area along the east perimeter

of the Real Estate.

D. An additional fence, identified as “Proposed Fence” shall be ornamental metal and provided within the common area along the east perimeter of the Real Estate. This fence along with the fence of adjacent lots shall create a fence line that serves to restrict access to the buffer along the east perimeter of the Real Estate.

7.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located inside or outside the public right-of-way within ten (10) feet of the right-of-way.
- ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

- i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein (“Typical Lot Landscaping”). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.
- ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iv) below. For corner lots, sod shall be planted in both Front Yards.
- iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.

C. Clubhouse Area Landscaping and Fencing:

- i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
- ii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.

- iii. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.

D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:

- i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto (“Buffer Yard Plan”).
- ii. The External Street Frontage buffer yard shall be thirty (30) feet within width and include four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees per one-hundred (100) feet ~~and~~, a 4-rail horse fence and a minimum three (3) foot tall undulating mound as generally depicted on Exhibit F and Exhibit G.
- iii. North Buffer Yard shall be forty (40) feet with four (4) evergreen trees, four (4) shade trees, per one-hundred (100) feet and a 4-rail horse fence as generally depicted on Exhibit F.
- iv. A fifteen foot Common Area shall be provided along the east and south perimeter of the Real Estate.
- ~~v. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area.~~
- vi. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- vii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G (“Conceptual Entry Features”).

7.5 Temporary Uses and Events: Article 6.18(J) Model Homes shall apply except as

modified below:

- A. The number of Model Home Temporary Uses shall ~~not~~ be limited: to three (3).
- B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
- C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
- D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- 8.1 Internal street ~~right~~rights-of way within the District shall be fifty-nine (59) feet in width.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit H ("Conceptual Open Space and Pedestrian Connectivity Plan") and Exhibit I ("Conceptual Amenities Plan", both attached hereto; (b) a minimum of three (3) parkettes (see parkette area as illustrated on Exhibit H) which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit J, attached hereto ("Conceptual Clubhouse Amenity Area Enlargement"). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) pickleball court(s). ~~-Construction~~

9.19.2 A Certificate of Occupancy shall ~~begin on~~ be issued for the clubhouse amenity prior to the issuance of ~~one hundred (100)~~ eighty (80) single-family building permits on the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its original classification ~~at the time~~ before this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE** __-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-__
this _____ day of _____, 2021.

I hereby VETO Ordinance __-__
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Courtyards at Spring Mill PUD - ~~3-093021-does~~6 011122

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yard Plans
Exhibit F	Conceptual Buffer Landscape Treatment
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit I	Conceptual Amenities Plan
Exhibit J	Conceptual Amenity Area Enlargement
Exhibit K	Typical Courtyards

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST (ASSUMED BEARING) 1,324.91 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID CORNER BEING COLLINEAR WITH AND EQUIDISTANT FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 1012.83 FEET (MEASURED 1011.75 FEET, MORE OR LESS, IN INSTRUMENT NO. 4539, DEED RECORD 183, PAGE 109) ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A FENCE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 582.77 FEET (MEASURED 585 FEET IN INSTRUMENT NO. 4539) ON AND ALONG SAID FENCE LINE TO A CORNER POST; THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS WEST 739.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 1647.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 599.50 FEET ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 1319.31 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST 596.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 1635.42 FEET TO THE POINT OF BEGINNING. CONTAINING 67.8 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

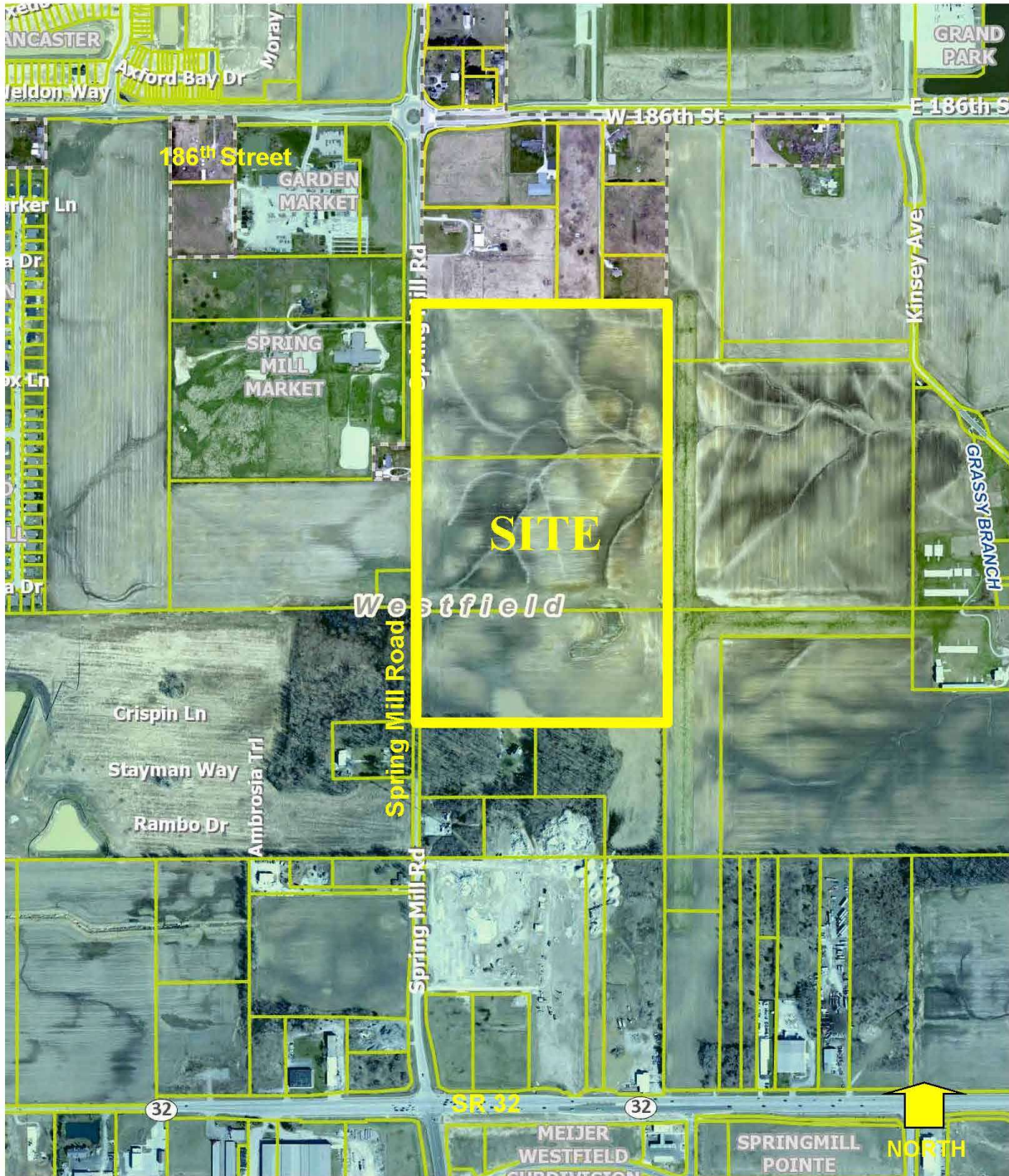


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)





THE COURTYARDS AT SPRING MILL

EMH&T

CONCEPT PLAN

WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON COMMUNITIES

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

EXHIBIT C
Conceptual Architectural Character
(Page 1 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 2 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 3 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 4 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 5 of 5)



EXHIBIT D **Typical Lot Landscaping** (Page 1 of 3)

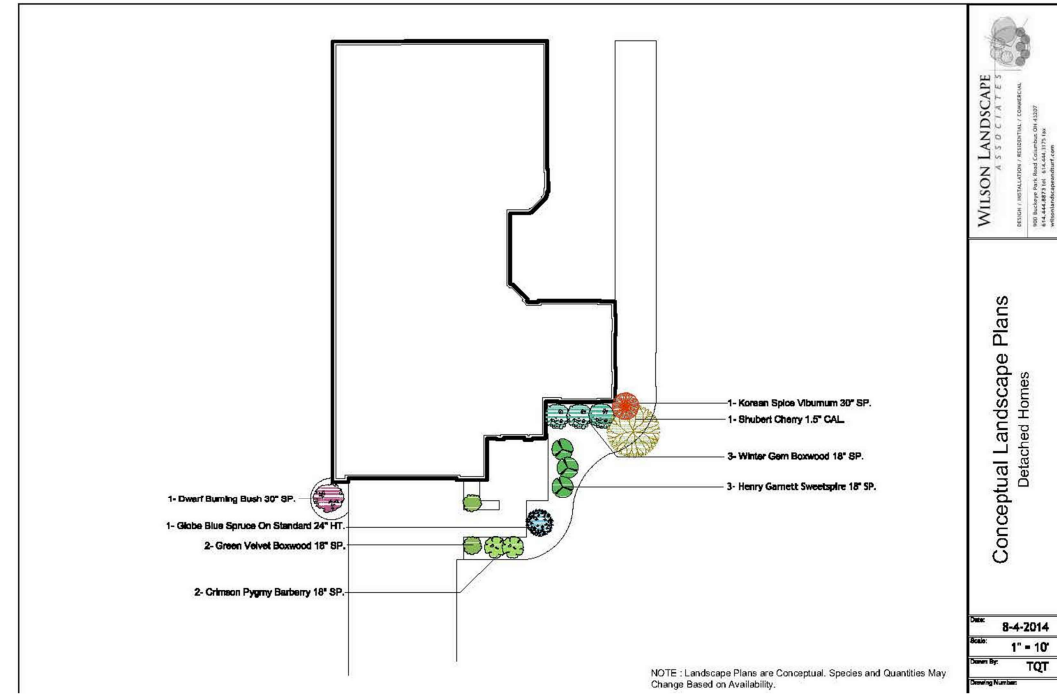


EXHIBIT D **Typical Lot Landscaping** (Page 2 of 3)

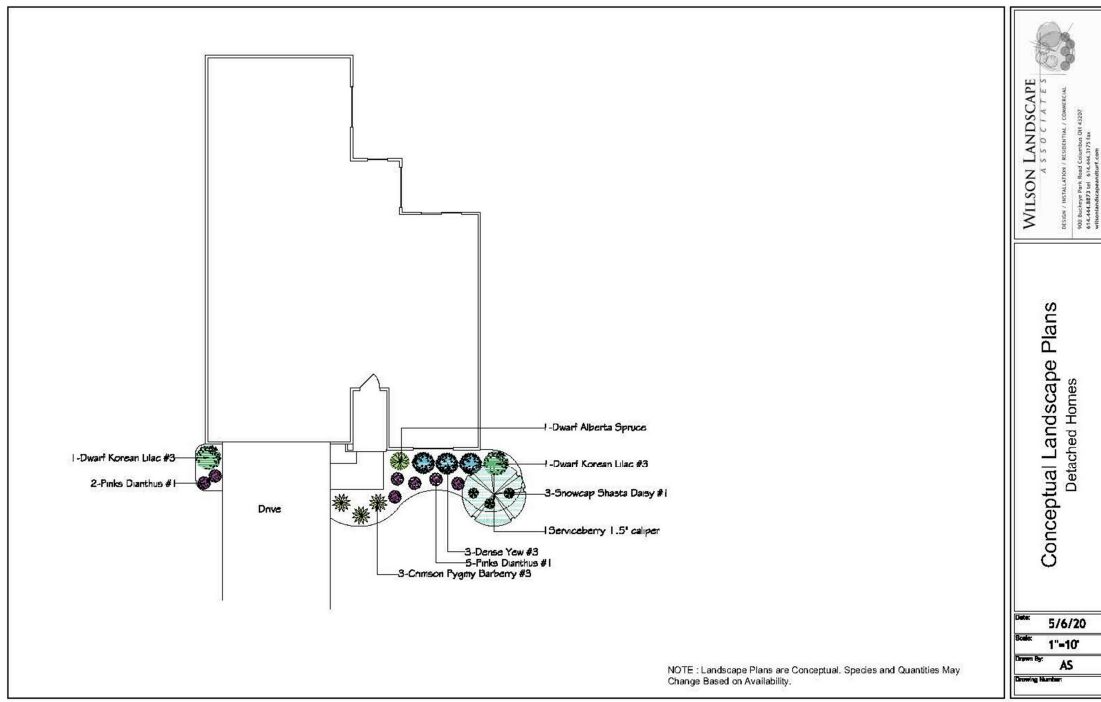
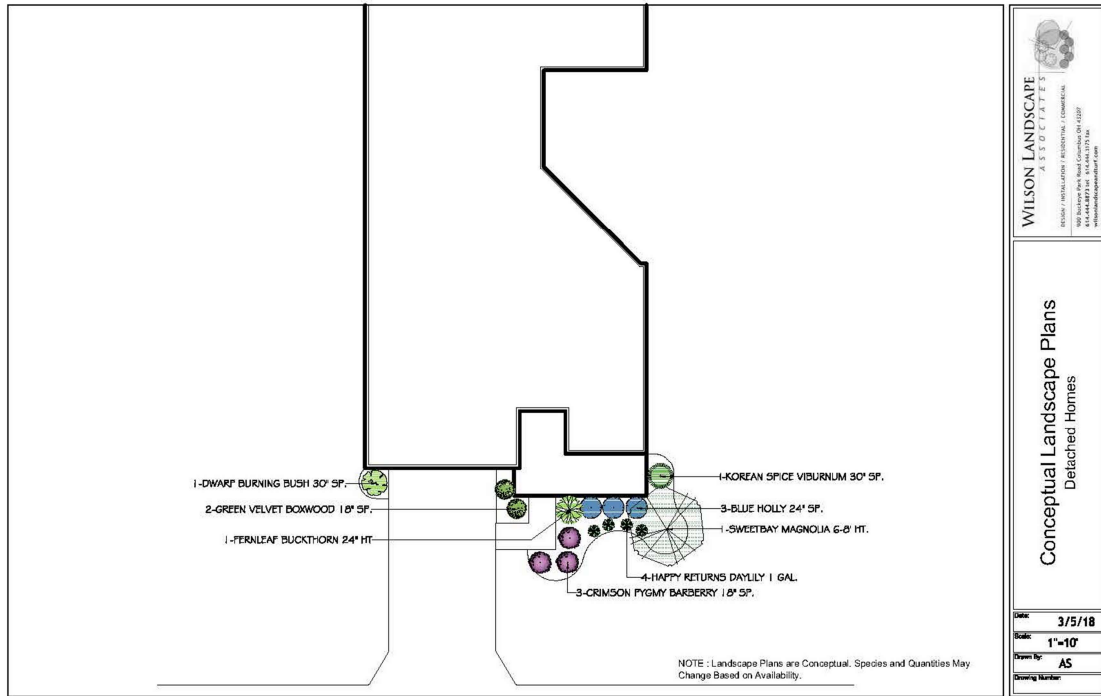
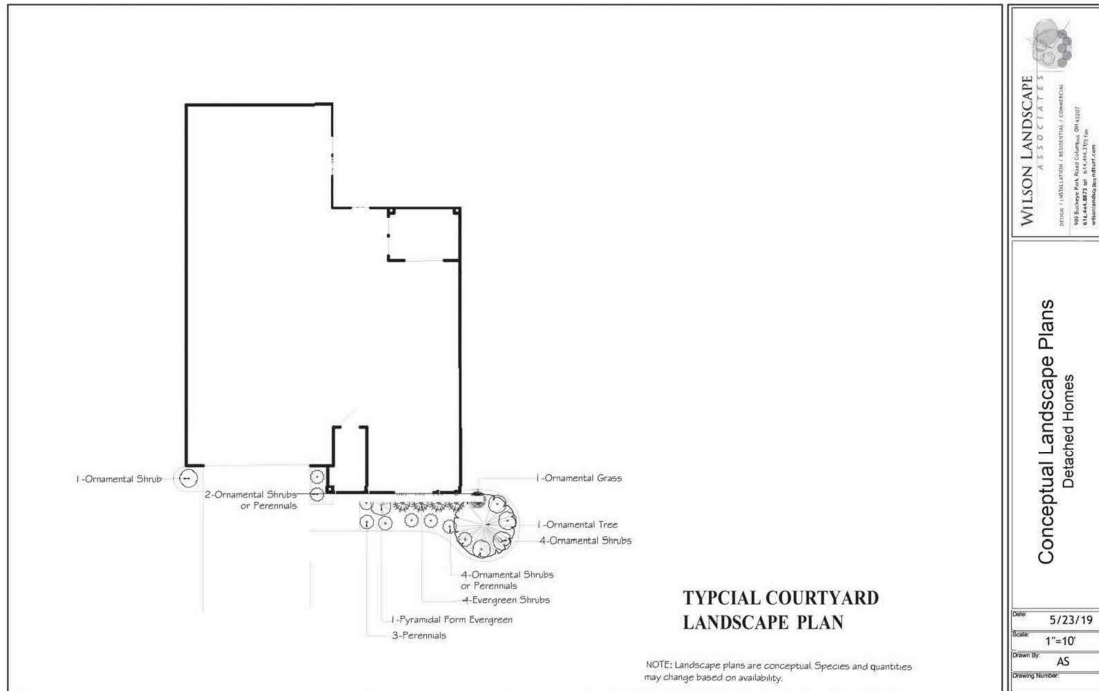
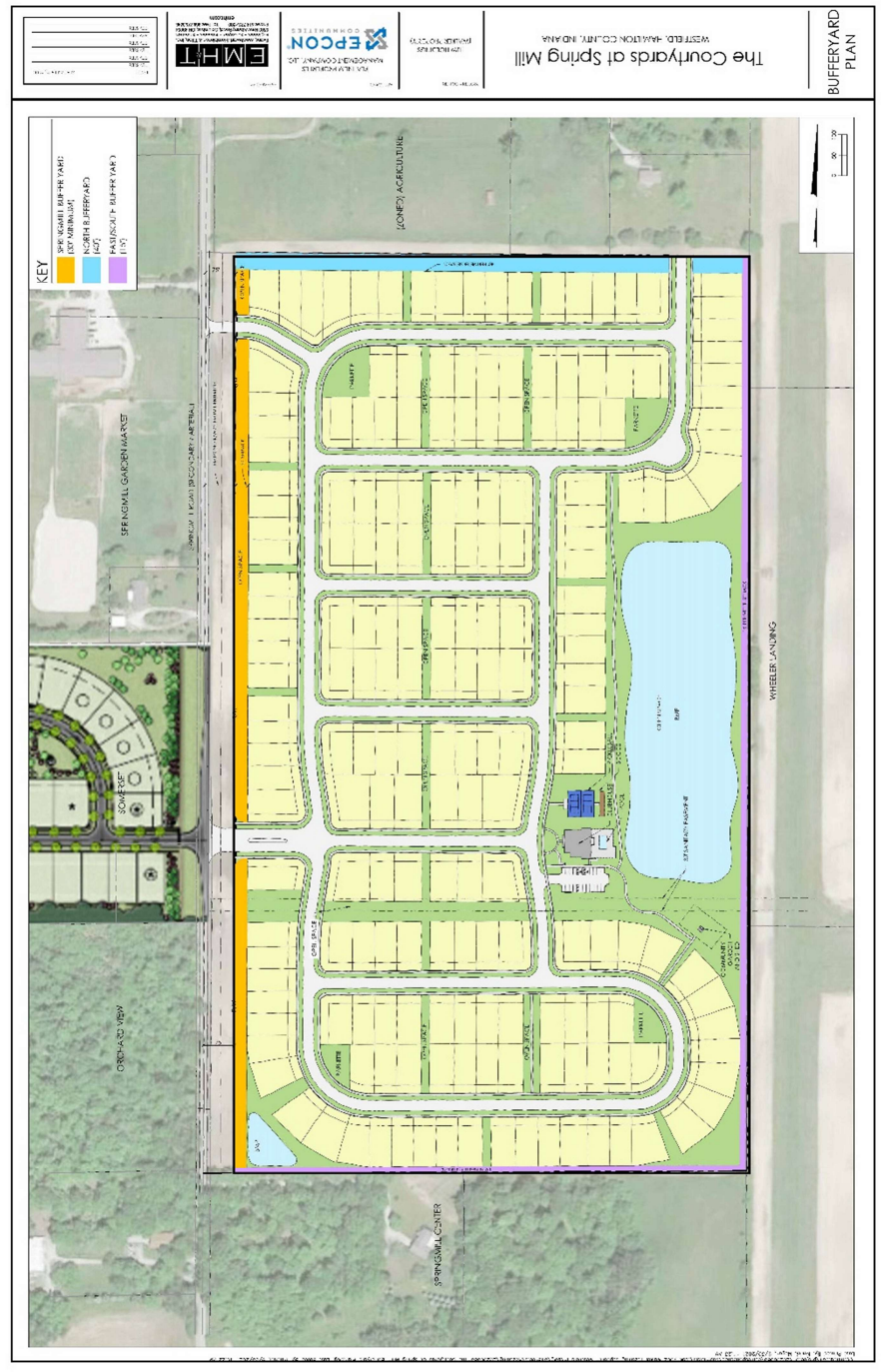


EXHIBIT D
Typical Lot Landscaping
(Page 3 of 3)



Page | 25





Note: Larger scale paper and digital copies of the plans are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

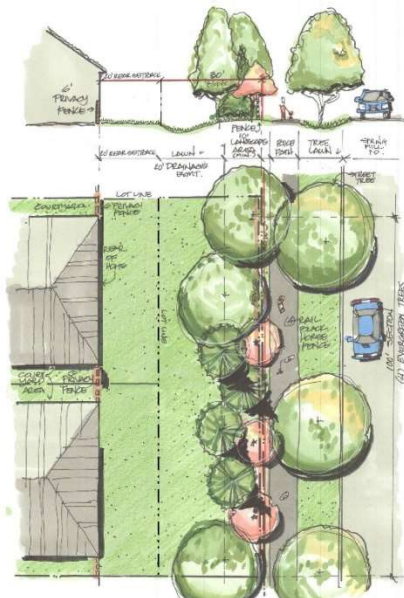
EXHIBIT F

Conceptual Buffer Landscape Treatment (Page 1 of 1)



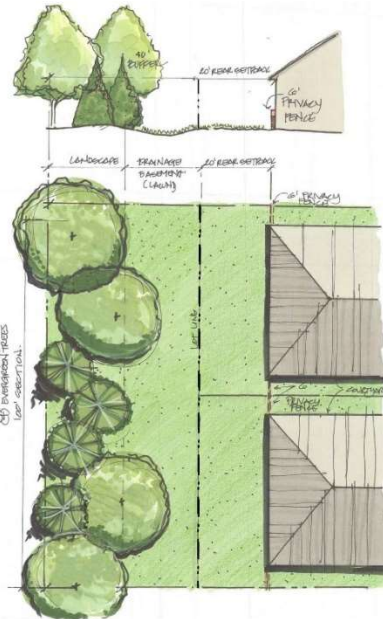


LOCATION PLAN
1" = 300'



A SPRING MILL ROAD EXTERNAL STREET FRONTAGE 30' BUFFER
1/8" = 10' SCALE

PROPOSED PER 100 :
(4) 6' HALL CORNER PLANT
(2) 6' HALL PLANT
(1) OVERGROWN TREES
(3) OVERGROWN TREES

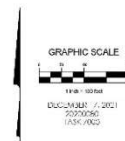


B NORTH PERIMETER BUFFER YARD LANDSCAPING
1/8" = 10' SCALE

PROPOSED PER 100 :
(4) 6' HALL CORNER PLANT
(2) 6' HALL PLANT
(1) OVERGROWN TREES
(3) OVERGROWN TREES



SPRING MILL ROAD EXTERNAL STREET FRONTAGE
1/8" = 10' SCALE

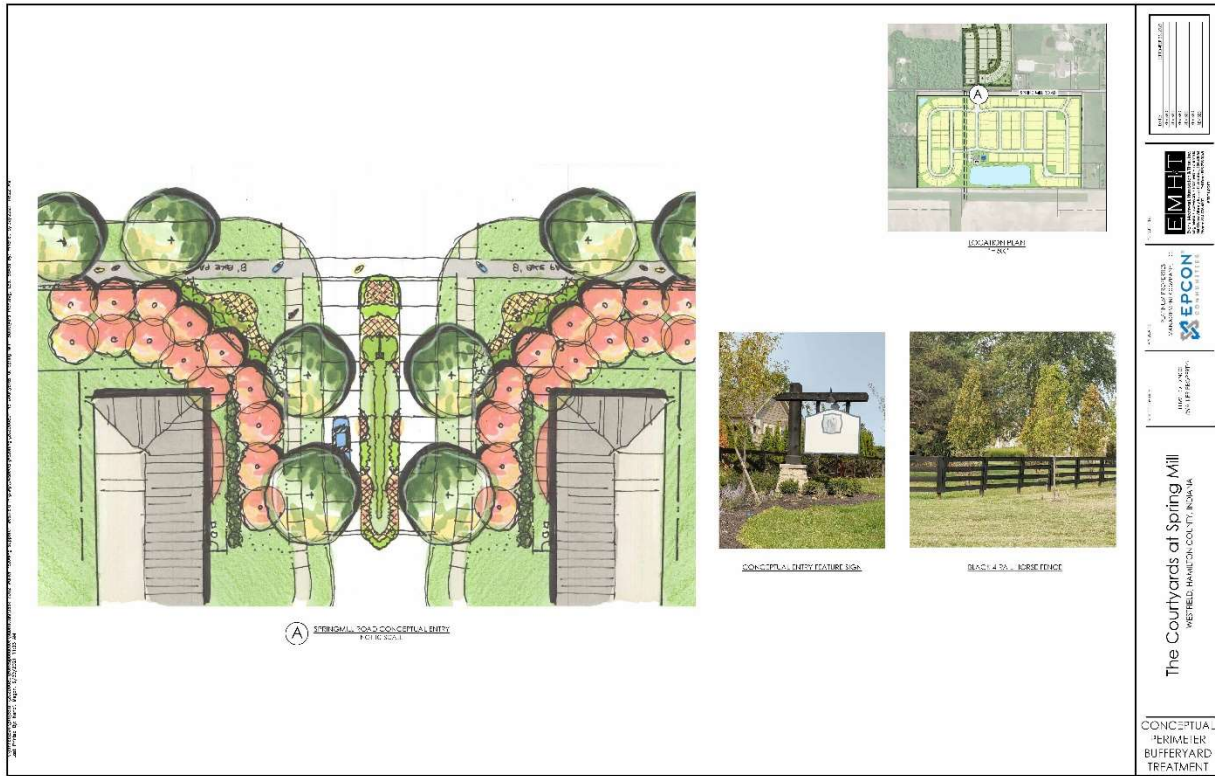


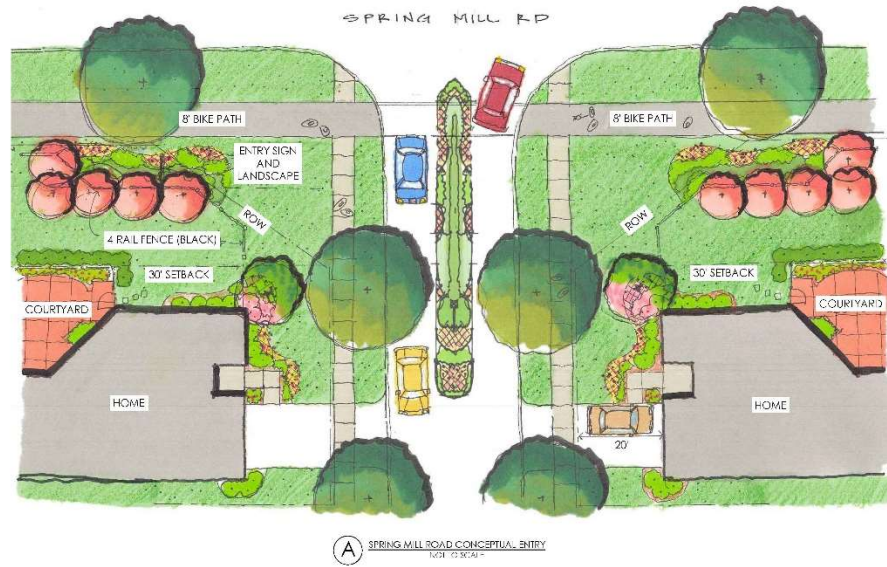
THE COURTYARDS AT SPRING MILL

CONCEPTUAL PERIMETER
BUFFER YARD TREATMENT
WESTFIELD, HAMILTON COUNTY, INDIANA



EXHIBIT G **Conceptual Entry Features** (Page 1 of 1)





CONCEPTUAL ENTRY FEATURE SIGN



BLACK 4 RAIL HORSE FENCE



GRAPHIC SCALE
1" = 100'
DECEMBER 17, 2021
15200000
149-7290

THE COURTYARDS AT SPRING MILL

EMHT

CONCEPTUAL ENTRY PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
COMMUNITIES

EXHIBIT H

Conceptual Open Space and Pedestrian Connectivity Plan (Page 1 of 1)

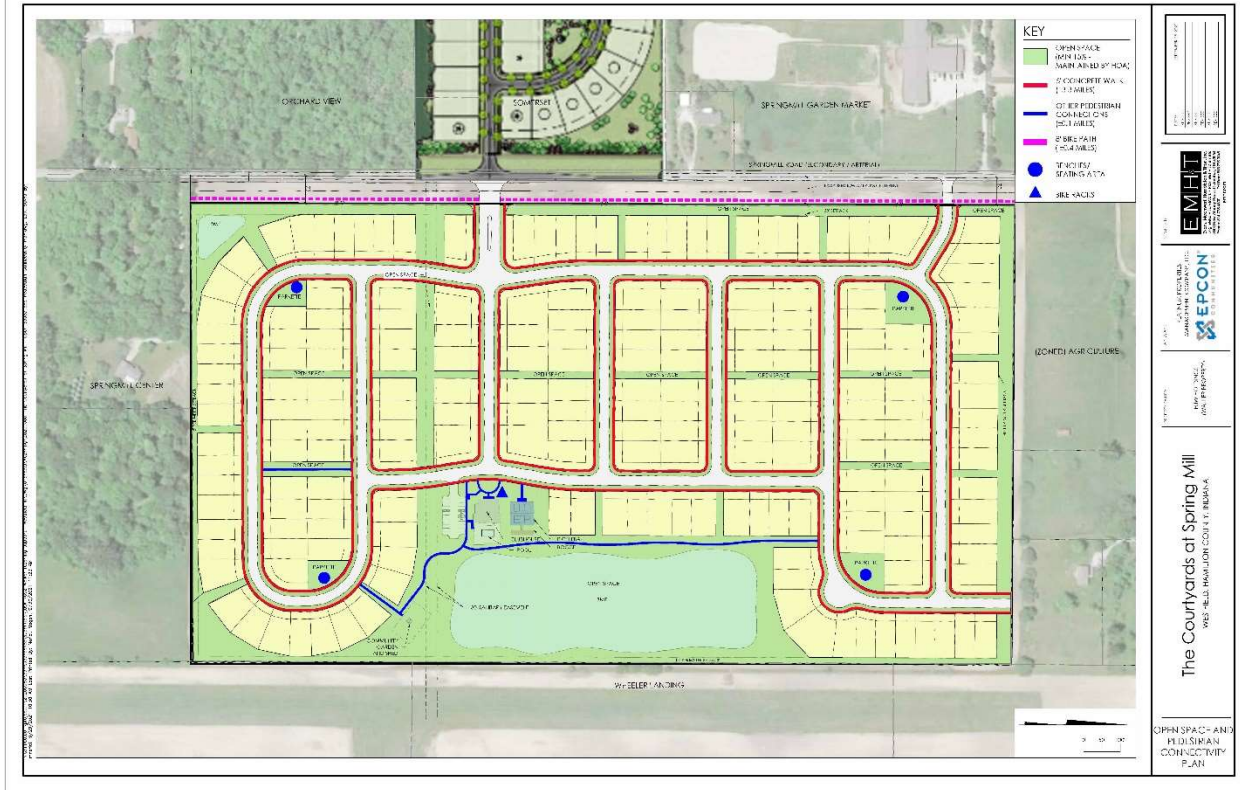




EXHIBIT I

Conceptual Amenities Plan

(Page 1 of 1)





KEY (TYPICAL AMENITIES)

A

CLUBHOUSE AMENITY AREA

- Clubhouse
- Pool
- Gathering Area
- Pickle Ball Court
- Kitchen
- Bike Rack
- Restrooms
- Parking Lot
- Booth

B

PARKETTES

- Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee" talk, Meditation/Yoga, Book Club, Reading, Painting, Etc.

C

PASSIVE OPEN SPACE

- Lawn and/or Landscaping
- Dark Color Fencing Along Frontage
- Perimeter Landscaping Buffer on North and Springmill Road
- May Include Walking Paths
- May Include Community Garden / Garden Shed

D

ENTRY FEATURES

- Southern Primary Entry
 - Backyard Entry
 - Landscaped Entry Feature with Community Identification Sign
 - Dark Color Fence Along Frontage
 - Bike Path
- Northern Secondary Entry
 - Community Identification Signage Integrated with Landscaping and
 - Landscaping
 - Dark Color Fence Along Frontage
 - Bike Path



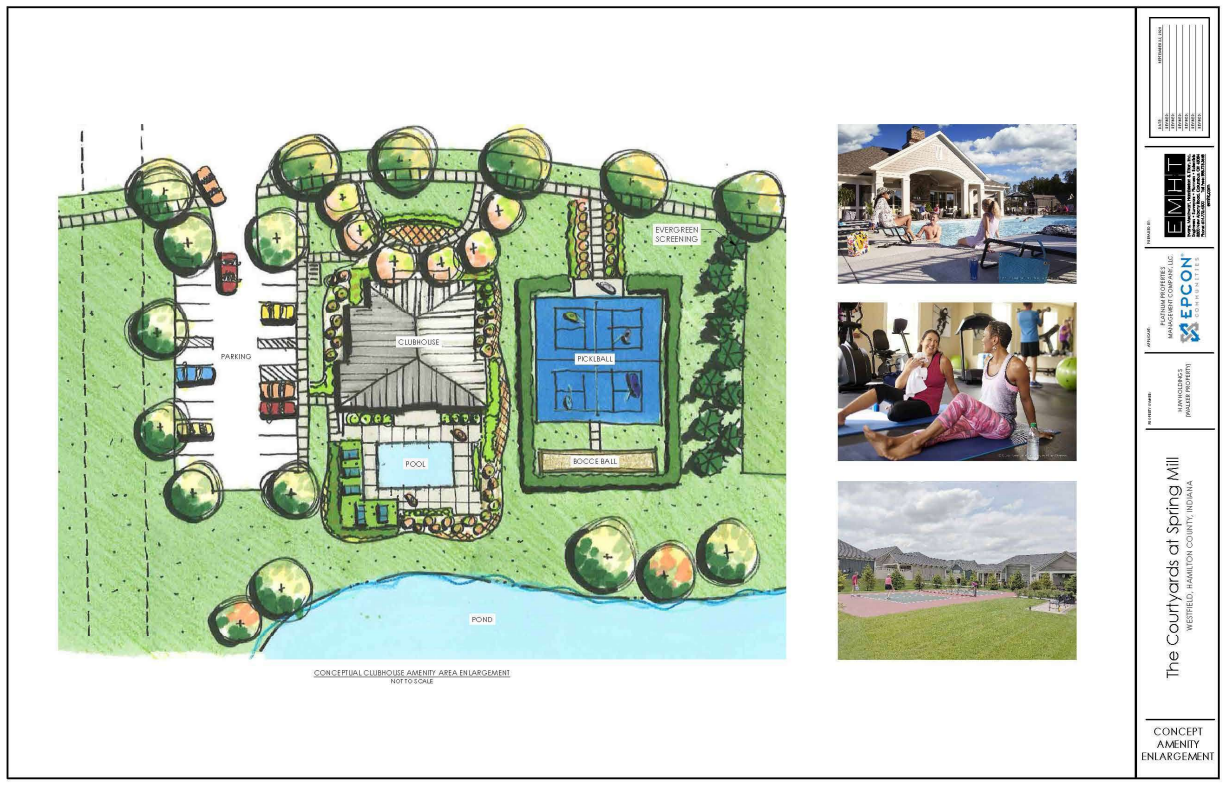
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THE COURTYARDS AT SPRING MILL

CONCEPTUAL AMENITIES
PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
COMMUNITIES

EXHIBIT J
Conceptual Amenity Area Enlargement
(Page 1 of 1)





CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
1/8" = 1'0" TO SCALE



FITNESS INSIDE CLUBHOUSE



TYPICAL POOL



TYPICAL PICKLEBALL



THE COURTYARDS AT SPRING MILL
CONCEPTUAL AMENITY
AREA ENLARGEMENTS
WESTFIELD, HAMILTON COUNTY, INDIANA



EXHIBIT K
Typical Courtyards

(Page 1 of 1)



TYPICAL COURTYARD



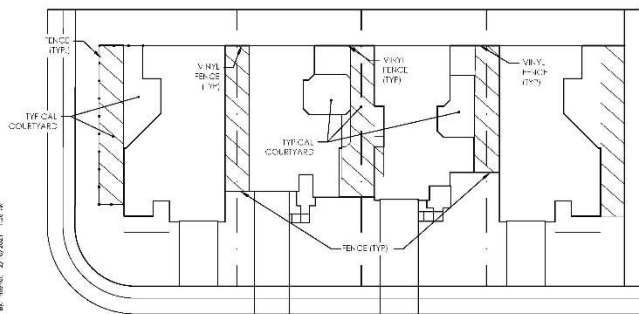
TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD/ SHARED USE SPACE



TYPICAL COURTYARD ADJACENT TO OPEN STREET



TYPICAL UNIT COURTYARDS



TYPICAL COURTYARD



TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD/ SHARED USE SPACE



TYPICAL COURTYARD



TYPICAL COURTYARD

THE COURTYARDS AT SPRING MILL



TYPICAL COURTYARDS
WESTFIELD, HAMILTON COUNTY, INDIANA

